

CORRECTED

MINUTES OF THE REGULAR MEETING OF THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

April 21, 2005

On April 21, 2005, the Commissioners of the Fairfax County Redevelopment and Housing Authority (FCRHA) met in the FCRHA Board Room, One University Plaza, 4500 University Drive, Fairfax, Virginia.

CALL TO ORDER

In the absence of the Chair, Vice-Chair Ronald Christian called the regular meeting of the FCRHA to order at 7:05 p.m. FCRHA Commissioners present or absent:

PRESENT

Conrad Egan*
Ronald Christian
Martin Dunn
H. Charlen Kyle
Elisabeth Lardner
John Litzenberger, Jr.
Albert McAloon
Lee A. Rau
Joan Sellers*

ABSENT

John Kershenstein
Willard Jasper

*Chairman Egan and Commissioner Sellers arrived at 7:15 p.m. and 7:20 p.m. respectively, during discussion of Action Item #3, Resolution Number 14-05 and 15-05.

Also present at the meeting were the following staff of the Department of Housing and Community Development (HCD): Paula C. Sampson, Director; Mary A. Stevens, Deputy Director; Harry Swanson, Deputy Director, Revitalization and Real Estate; Patricia Schlener, Director of Administration; Stacy Patterson, Acting Director, HCD Office of Public Affairs; Michael Finkle, Director of Housing Management, (HMD); Michael Wever, Chief, Housing Services Branch, HMD; Curtis Hall, Director, Information Systems and Services (ISS); Anne Morrison, Asset Manager; John Payne, Director, Design, Development and Construction (DD&C); Gordon Goodlett, Development Officer, DD&C; Tom Armstrong, Development Officer, DD&C; Roberta Butler, Development Officer, DD&C; Steve Solomon, Director, Financial Management Division (FMD); Joe Maranto, Fiscal Administrator, FMD; Penny Xu, Fiscal Administrator, FMD; Aseem Nigam, Director, Real Estate Finance and Grants Management Division (REFGM); Audrey Spencer Horsley, Associate Director, REFGM; Louise Milder, Associate Director, REFGM; James Bray, Senior Real Estate Finance Officer, REFGM; Michael Pearman, Management Analyst, REFGM; James Speight, Director, Property Improvement and Maintenance Division (PIMD); and Winifred A. Clement, FCRHA Assistant. Other Fairfax County staff in attendance: Alan Weiss and David Stroh, Assistant County Attorneys and FCRHA Counsel.

CITIZEN TIME:

The FCRHA Vice Chair opened Citizen Time at 7:07 p.m. With no one signed up and no one in the audience wishing to speak, the Vice Chair closed citizen time at 7:08 p.m.

APPROVAL OF MINUTES:

A motion was made by Commissioner Rau, seconded by Commissioner McAloon, to approve the minutes of the March 10, 2005 FCRHA meeting as written. A vote was taken; the motion carried unanimously.

ACTION ITEMS

1. RESOLUTION NUMBER 12-05

ADOPTION OF THE FY 2006 CONSOLIDATED FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY/DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT OPERATING AND CAPITAL BUDGET PLAN

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA):

1) Adopts the FY 2006 FCRHA/Department of Housing and Community Development (HCD) Operating and Capital budgets for the following funds appropriated by the FCRHA as presented to the FCRHA at the April 21, 2005 meeting:

| | |
|-----------|--|
| Fund 940: | FCRHA General/Operating |
| Fund 941: | Fairfax County Rental Program |
| Fund 945: | Non-County Appropriated Rehabilitation Loans |
| Fund 948: | FCRHA Private Financing |
| Fund 949: | FCRHA Internal Service |
| Fund 950: | FCRHA Partnerships |
| Fund 965: | FCRHA Housing Grants |
| Fund 966: | FCRHA Housing Choice Voucher Program |

2) Acknowledges the Operating and Capital budgets including the County Executive's recommendations and the FCRHA's requests as presented to the FCRHA at the April 21, 2005 meeting for the following funds appropriated by the County.

| | |
|-----------|-------------------------------------|
| Fund 001: | HCD General Operating |
| Fund 141: | Elderly Housing Program |
| Fund 142: | Community Development Block Grant |
| Fund 143: | Homeowner and Business Loan Program |
| Fund 144: | Housing Trust Fund |
| Fund 145: | HOME Investment Partnership Grant |
| Fund 340: | Housing Assistance Program |

A motion was made by Commissioner Dunn, seconded by Commissioner Litzenberger, to adopt Resolution Number 12-05. A vote was taken after discussion, and the motion carried unanimously.

2. RESOLUTION NUMBER 13-05

APPROVAL OF A GRANT UP TO \$30,000 IN INVESTING IN COMMUNITIES PROGRAM (ICP) FUNDING TO THE RESTON COMMUNITY REINVESTMENT CORPORATION (RCRC) FOR LAKE ANNE COMMERCIAL AREA REVITALIZATION STUDY: PHASE II CHARRETTE, SUBJECT TO THE BOARD OF SUPERVISORS APPROVAL (HUNTER MILL DISTRICT).

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA):

1. Approves a grant from the Investing in Communities Program (ICP) of up to \$30,000 to the Reston Community Reinvestment Corporation to administer a contract for consultant services that will afford residents the opportunity to review and provide input to the Office of Revitalization on the revitalization concepts as part of Phase II of the Lake Anne Revitalization Study.
2. Authorizes the Chairman, Vice Chairman, and any Assistant Secretary to execute any and all documents necessary to facilitate this action within the funding available as identified in the item presented to the FCRHA at its meeting of April 21, 2005, subject to final approval by the Board of Supervisors

A motion was made by Commissioner McAloon, seconded by Commissioner Rau, that the FCRHA adopt Resolution Number 13-05. A vote was taken after discussion, and the motion carried unanimously.

Commissioner Dunn noted that Commissioner Kershenstein indicated he would have voted in favor of adopting Resolution Number 13-05 if he had attended the meeting.

3. RESOLUTION NUMBER 14-05

AUTHORIZATION, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, TO REALLOCATE AND AUTHORIZE DISBURSEMENT OF FUNDS FROM THE AFFORDABLE HOUSING PARTNERSHIP PROGRAM FUND OF THE HOUSING TRUST FUND FOR THE ACQUISITION OF MADISON RIDGE BY WESLEY HOUSING DEVELOPMENT CORP (SULLY DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes, subject to approval by the Board of Supervisors, the reallocation and disbursement of up to \$50,000 in Tier One Predevelopment Funds, up to \$50,000 in Tier Two Predevelopment funds, and up to \$5,000,000 in Tier Three Affordable Housing Partnership Funds from the Affordable Housing Partnership Program Fund of the Housing Trust Fund to Wesley Housing Development Corp. for the purpose of acquiring Madison Ridge; and

BE IT FURTHER RESOLVED that, subject to approval by the Board of Supervisors, the FCRHA hereby authorizes its Chairman, Vice Chairman or any Assistant Secretary to enter into three loans to Wesley Housing Development Corp. as follows: 1) AHPP Tier One Predevelopment in the amount of \$50,000 from the Affordable Housing Partnership Program Fund of the Housing Trust Fund; 2) AHPP Tier Two Predevelopment in the amount of \$50,000 from the Affordable Housing Partnership Program Fund of the Housing Trust Fund; and 3) AHPP Tier Three Affordable Housing Partnership Fund in the amount of \$5,000,000 from the Affordable Housing Partnership Program Fund of the Housing Trust Fund for the purpose of providing funds to Wesley Housing Development Corp. to be used toward the acquisition of Madison Ridge. In addition, the FCRHA authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents and agreements necessary or appropriate in connection with the loan.

RESOLUTION NUMBER 15-05

APPROVAL OF AN EXCEPTION TO ONE OF THE PRESERVATION LOAN FUND UNDERWRITING GUIDELINES, STATING THE TOTAL LOAN AMOUNT CANNOT EXCEED ONE HUNDRED PERCENT (100%) OF THE APPRAISED VALUE, FOR MADISON RIDGE (SULLY DISTRICT)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) authorized the execution of a lending agreement with the Housing Partnership Network for loans from the Preservation Loan Fund in accordance with the form presented at its meeting on July 31, 2003; and

WHEREAS, Wesley Housing Development Corp. submitted a request for financing from the Preservation Loan fund as a source of partial short term financing for the acquisition of Madison Ridge; and

WHEREAS, the total amount of the acquisition loans exceeds 100% of the appraised value of the property which does not meet the underwriting guidelines in the lending agreement executed with the Housing Partnership Network; and

WHEREAS, the FCRHA wishes to assist Wesley acquire Madison Ridge in order to preserve affordable rental housing in Fairfax County;

NOW, THEREFORE, BE IT RESOLVED that the FCRHA approves an exception to the underwriting guidelines in the lending agreement executed with the Housing Partnership Network to loan up to \$1,000,000 from the Preservation Loan Fund to Wesley Housing Development Corp. for the acquisition of Madison Ridge.

A motion was made by Commissioner Litzenberger, seconded by Commissioner Dunn, that the FCRHA consider and adopt Resolution Number 14-05 and 15-05 jointly. A brief presentation was given by Aseem Nigam. A vote was taken after the presentation and discussion by roll call as follows:

AYE

Conrad Egan
Ronald Christian
Martin Dunn
Charlen Kyle
Elisabeth Lardner
John Litzenberger, Jr.
Albert McAloon
Lee Rau

NAY

Joan Sellers

ABSTAIN

The motion carried, with Commissioner Sellers voting nay.

Mr. Alvin Smuzynski, Executive Director of Wesley Development Corporation, gave brief remarks after being recognized by the Vice Chair. Commissioner Dunn noted that this model will serve as an example of what can be accomplished to increase the affordable housing stock in the future. Commissioner Sellers expressed concerns that ADU units are being used for rental, instead of purchase.

The Vice Chair turned the gavel over the Chair who had arrived in the interim. Without objection, the Chair modified the agenda to consider Resolution 25-05 in deference to Sharron Dreyer, the recently retired Director of Senior Housing, who was being honored at this meeting.

ADMINISTRATIVE ITEM

1. RESOLUTION NUMBER 25-05

COMMENDING SHARRON DREYER FOR HER SERVICE TO THE FAIRFAX COUNTY
REDEVELOPMENT AND HOUSING AUTHORITY

WHEREAS, since 1989, Sharron Dreyer has tirelessly served as the first and only Director of Senior Housing and Specialized Services for the Fairfax County Department of Housing and Community Development; and

WHEREAS, Ms. Dreyer has overseen the growth of the Fairfax County Redevelopment and Housing Authority's senior housing program from just 22 units at Lewinsville Senior Residence in McLean to more than 400 units of independent living housing, including 120 units at Little River Glen, as well as a 52-bed assisted living facility; and

WHEREAS, Ms. Dreyer has worked enthusiastically since 1993 on the development of the expansion of Little River Glen to include a 60-bed assisted living and adult daycare facility, now under construction, as well as a later phase of 150 independent living units; and

WHEREAS, she has also served on numerous interagency task forces, developed a national model for a coordinated senior services network, and made major contributions on the local, state and national level, including many years of serving on the National Council on Aging Board; and

WHEREAS, Ms. Dreyer has retired from county service to enjoy spending time with her family, thereby leaving a tremendous void, but great accomplishments;

NOW, THEREFORE, BE IT RESOLVED, that the FCRHA expresses deepest appreciation to Sharron Dreyer for her years of outstanding service rendered in the field of senior housing and specialized services throughout Fairfax County;

BE IT FURTHER RESOLVED, that the FCRHA and HCD wish Sharron Dreyer a long, healthy and happy retirement.

A motion was made by Commissioner Christian, seconded by Commissioner Sellers, to adopt Resolution Number 25-05. A vote was taken after discussion, and the motion carried unanimously.

The Commissioners praised Ms. Dreyer for her service to the citizens of Fairfax County. Ms. Dreyer thanked the Commissioners for the commendation and their support over the years.

ACTION ITEMS Cont'd

4. RESOLUTION NUMBER 16-05

AUTHORIZATION, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, TO ENTER INTO A CONTRACT BETWEEN THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY AND WESLEY HOUSING DEVELOPMENT CORPORATION TO RECEIVE UP TO \$500,000 IN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR COPPERMINE I & II (HUNTER MILL)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes, subject to the approval of the Board of Supervisors, the Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA to execute a contract between the FCRHA and Wesley Housing Development Corporation for \$500,000 in Community Development Block Grant funds, for the purpose of paying tap fees for Coppermine I & II.

A motion was made by Commissioner Rau, seconded by Commissioner Dunn, to adopt Resolution Number 16-05. A vote was taken, and the motion carried unanimously.

5. RESOLUTION NUMBER 17-05

AUTHORIZATION, SUBJECT TO APPROVAL BY THE BOARD OF SUPERVISORS, TO REALLOCATE AND AUTHORIZE DISBURSEMENT OF UP TO \$600,000 IN TIER THREE AFFORDABLE HOUSING PARTNERSHIP FUNDS FROM THE AFFORDABLE HOUSING PARTNERSHIP PROGRAM, FUND 144, HOUSING TRUST FUND, OR FUND 142, COMMUNITY DEVELOPMENT BLOCK GRANT, TO CHESTERBROOK RESIDENCES, INC. (DRANESVILLE DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) hereby authorizes, subject to the approval of the Board of Supervisors, the terms and conditions, as stated in the Affordable Housing Partnership Program Tier Three Affordable Housing Partnership Fund (AHPP) Summary Term Sheets as of April 21, 2005 provided as Attachment 4 to the item presented to the FCRHA at its meeting of April 21, 2005;

BE IT FURTHER RESOLVED that, subject to the approval of the Board of Supervisors, the FCRHA hereby authorizes its Chairman, Vice Chairman or any Assistant Secretary to enter into a loan to Chesterbrook Residences, Inc. in the amount of \$600,000 from the AHPP for the purpose of providing financing to Chesterbrook Residences, Inc. to be used toward the construction of Chesterbrook Residences. In addition, the FCRHA authorizes Paula C. Sampson to act as its authorized negotiator, and further authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents and agreements necessary or appropriate in connection with the AHPP Loan.

A motion was made by Commissioner Dunn, seconded by Commissioner Litzenberger, to adopt Resolution Number 17-05. A brief presentation was made by Michael Pearman. A vote was taken after discussion and the motion carried unanimously.

Commissioner Egan encouraged staff to give as much publicity to the project as possible for other to see what can be accomplished.

6. RESOLUTION NUMBER 18-05 (as amended)

AUTHORIZATION, SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS, TO ENTER INTO A CONTRACT BETWEEN THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY AND ISLAND WALK LIMITED PARTNERSHIP TO RECEIVE UP TO \$266,100 IN COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS (HUNTER MILL DISTRICT)

BE IT RESOLVED, that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes, subject to the approval of the Board of Supervisors, the Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA to execute a contract between the FCRHA and Island Walk Limited Partnership for \$266,100 in Community Development Block Grant (CDBG) funds, for the purpose of paying additional relocation costs for the temporary relocation of tenants during the rehabilitation of Island Walk; and

BE IT FURTHER RESOLVED that the Chairman, Vice Chairman, or any Assistant Secretary of the FCRHA to enter into a loan to Island Walk Limited Partnership in an amount not to exceed \$266,100 in CDBG Funds for the purpose of paying additional relocation costs for the temporary relocation of tenants during the rehabilitation of Island Walk. In addition, the FCRHA authorizes Paula C. Sampson to act as its authorized negotiator, and further authorizes its Chairman, Vice Chairman or any Assistant Secretary to execute all documents and agreements necessary or appropriate in connection with the Loan.

A motion was made by Commissioner Rau, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Number 18-04. After a brief presentation by Louise Milder, a vote was taken and the motion to adopt Resolution Number 18-04 as amended, carried unanimously.

7. RESOLUTION NUMBER 19-05

AUTHORIZATION TO SUBMIT PROPOSED GRANT APPLICATIONS UNDER THE
FISCAL YEAR 2005 U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT'S (HUD) SUPER NOTICE OF FUNDING AVAILABILITY
(SUPERNOFA)

NOW, THEREFORE, BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) authorizes the Department of Housing and Community Development to submit the following applications for grant funding to the U.S. Department of Housing and Urban Development as described in the Action item approved by the FCRHA on April 21, 2005:

- Housing Choice Voucher Family Self-Sufficiency (FSS) Coordinator (\$65,000)
- Public Housing Program Family Self-Sufficiency Coordinator (\$65,000)
- Public Housing Neighborhood Networks (\$400,000)
- ROSS Resident Services Grant for Elderly and Persons with Disabilities (\$350,000)
- Housing Counseling Programs (\$150,00)

A motion was made by Commissioner Christian, seconded by Commissioner McAloon, to adopt Resolution Number 19-05. A vote was taken after discussion, and the motion carried unanimously.

8. RESOLUTION NUMBER 20-05

AUTHORIZATION TO AWARD \$600,000 IN COMMUNITY DEVELOPMENT BLOCK
GRANT (CDBG) OR HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)
FUNDS TO HOMESTRETCH, INC. FOR THE PURCHASE OF UP TO THREE (3)
HOUSING UNITS TO BE USED FOR TRANSITIONAL HOUSING FOR VICTIMS OF
DOMESTIC VIOLENCE, SUBJECT TO BOARD OF SUPERVISORS' APPROVAL

BE IT HEREBY RESOLVED THAT the Fairfax County Redevelopment and Housing Authority (FCRHA):

1. Authorizes the award of \$600,000 HOME Investment Partnerships Program (HOME) and Community Development Block Grant (CDBG) funds to Homestretch, Inc., for the purchase of up to three (3) housing units to be used for transitional housing for victims of domestic violence; and further
2. Authorizes the Chairman, Vice Chairman, and any Assistant Secretary to execute any and all documents necessary to facilitate this action within the funding available as identified in the item presented to the FCRHA at its meeting of April 21, 2005 subject to Board of Supervisors' approval of a request to reallocate up to \$549,000

in funding within Fund 142, Community Development Block Grant from Project 014140 Lewinsville to Project 014172, Design and Develop Small-Scale Family Housing for Victims of Domestic Violence and reallocate \$549,000 in Fund 145, HOME, from Project 014172 Domestic Violence to Project 014140 Lewinsville.

After a brief presentation given by Louise Milder, a motion was made by Commissioner Rau, seconded by Commissioner Dunn, to adopt Resolution Number 20-05. A vote was taken after discussion, and the motion carried unanimously.

9. RESOLUTION NUMBER 21-05

AUTHORIZATION TO ADVERTISE FOR PUBLIC HEARING BY THE
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY ON
MAY 26, 2005 TO RECEIVE PUBLIC COMMENT REGARDING ITS OPTION
TO PURCHASE UP TO TWO AFFORDABLE DWELLING UNITS AT THE
VILLAGE AT LORTON VALLEY SUBDIVISION PURSUANT TO SECTION 2-810 (2)
OF THE FAIRFAX COUNTY ZONING ORDINANCE AND IN ACCORDANCE
WITH FCRHA POLICY ON THE ACQUISITION OF ADUs
(MOUNT VERNON DISTRICT)

WHEREAS, pursuant to Section 2-810 (2) of the Fairfax County Zoning Ordinance, the Fairfax County Redevelopment and Housing Authority (FCRHA) has an option to purchase up to one-third of all Affordable Dwelling Units (ADUs) being offered for sale at any one development for up to 90 days after the offering is approved; and

WHEREAS, an Offering Agreement for six ADUs at the Village at Lorton Valley development is pending or soon to be submitted and the FCRHA will have the right to purchase up to two ADUs at this development; and

WHEREAS, the FCRHA has received an initial analysis, pursuant to its ADU acquisition policy adopted May 14, 2003, of the suitability of acquiring ADUs at Lorton Valley and has deemed that further investigation of the financial feasibility and solicitation of public comments in connection with exercising its right to purchase ADUs at Lorton Valley is warranted; and

WHEREAS, the FCRHA ADU acquisition policy provides that a public hearing before the FCRHA must be held prior to a decision being made on the acquisition of ADUs at any development; and

NOW THEREFORE BE IT RESOLVED THAT the FCRHA authorizes advertisement of a public hearing to be held at its next regular meeting on May 26, 2005 and requests a financial feasibility analysis on the acquisition of up to two ADUs at Lorton Valley in accordance with the guidelines in its ADU acquisition policy.

A motion was made by Commissioner Lardner, seconded by Commissioner Dunn, that the

FCRHA adopt Resolution Number 21-05. A vote was taken later in the meeting, and the motion passed. See pages 12 and 13.

RESOLUTION NUMBER 22-05

AUTHORIZATION TO ADVERTISE FOR PUBLIC HEARING BY THE
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY ON
MAY 26, 2005 TO RECEIVE PUBLIC COMMENT REGARDING ITS OPTION
TO PURCHASE ONE AFFORDABLE DWELLING UNIT AT THE
ELLERY PLACE DEVELOPMENT PURSUANT TO SECTION 2-810 (2)
OF THE FAIRFAX COUNTY ZONING ORDINANCE AND IN ACCORDANCE
WITH FCRHA POLICY ON THE ACQUISITION OF ADUs
(MASON DISTRICT)

WHEREAS, pursuant to Section 2-810 (2) of the Fairfax County Zoning Ordinance, the Fairfax County Redevelopment and Housing Authority (FCRHA) has an option to purchase up to one-third of all Affordable Dwelling Units (ADUs) being offered for sale at any one development for up to 90 days after the offering is approved; and

WHEREAS, an Offering Agreement for three ADUs at the Ellery Place development is pending or soon to be submitted and the FCRHA will have the right to purchase one ADU at this development; and

WHEREAS, the FCRHA has received an initial analysis, pursuant to its ADU acquisition policy adopted May 14, 2003, of the suitability of acquiring an ADU at Ellery Place and has deemed that further investigation of the financial feasibility and solicitation of public comments in connection with exercising its right to purchase an ADU at Ellery Place is warranted; and

WHEREAS, the FCRHA ADU acquisition policy provides that a public hearing before the FCRHA must be held prior to a decision being made on the acquisition of ADUs at any development; and

NOW THEREFORE BE IT RESOLVED THAT the FCRHA authorizes advertisement of a public hearing to be held at its next regular meeting on May 26, 2005 and requests a financial feasibility analysis on the acquisition of one ADU at Ellery Place in accordance with the guidelines in its ADU acquisition policy.

A motion was made by Commissioner Christian, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 22-05. A vote was taken later in the meeting, and the motion passed. See pages 12 and 13.

RESOLUTION NUMBER 23-05

AUTHORIZATION TO ADVERTISE FOR PUBLIC HEARING BY THE
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY ON
MAY 26, 2005 TO RECEIVE PUBLIC COMMENT REGARDING ITS OPTION
TO PURCHASE UP TO FOUR AFFORDABLE DWELLING UNITS AT THE
KENSINGTON SQUARE DEVELOPMENT PURSUANT TO SECTION 2-810 (2)
OF THE FAIRFAX COUNTY ZONING ORDINANCE AND IN ACCORDANCE
WITH FCRHA POLICY ON THE ACQUISITION OF ADUs
(SULLY DISTRICT)

WHEREAS, pursuant to Section 2-810 (2) of the Fairfax County Zoning Ordinance, the Fairfax County Redevelopment and Housing Authority (FCRHA) has an option to purchase up to one-third of all Affordable Dwelling Units (ADUs) being offered for sale at any one development for up to 90 days after the offering is approved; and

WHEREAS, an Offering Agreement for 11 ADUs at the Kensington Square development is pending or soon to be submitted and the FCRHA will have the right to purchase up to four ADUs at this development; and

WHEREAS, the FCRHA has received an initial analysis, pursuant to its ADU acquisition policy adopted May 14, 2003, of the suitability of acquiring ADUs at Kensington Square and has deemed that further investigation of the financial feasibility and solicitation of public comments in connection with exercising its right to purchase ADUs at Kensington Square is warranted; and

WHEREAS, the FCRHA ADU acquisition policy provides that a public hearing before the FCRHA must be held prior to a decision being made on the acquisition of ADUs at any development; and

NOW THEREFORE BE IT RESOLVED THAT the FCRHA authorizes advertisement of a public hearing to be held at its next regular meeting on May 26, 2005 and requests a financial feasibility analysis on the acquisition of up to four ADUs at Kensington Square, in accordance with the guidelines in its ADU acquisition policy.

A motion was made by Commissioner Litzenberger, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Number 23-05.

A presentation was given by Gordon Goodlett, after which he responded to questions from the Commissioners.

A vote was taken on the three motions (Resolution Numbers 21-05, 22-05, and 23-05) by roll call as follows:

AYE

Conrad Egan
Ronald Christian
Martin Dunn
Charlen Kyle
Elisabeth Lardner
John Litzenberger, Jr.
Albert McAloon
Lee Rau

NAY

ABSTAIN

Joan Sellers

Motions for Resolution Numbers 21-05, 22-05, and 23-05 passed, with Commissioner Sellers abstaining on all three.

Commissioner Sellers noted that she is in favor of ADUs being use for ownership, rather than for rental. Commissioner McAloon asked staff to prepare a listing of the number of ADUs being used for rental and one for those that have been sold.

10. RESOLUTION NUMBER 24-05

AUTHORIZATION, SUBJECT TO APPROVAL BY THE BOARD OF SUPERVISORS, TO REALLOCATE FUNDS WITHIN FUND 142, COMMUNITY DEVELOPMENT BLOCK GRANT, FOR REHABILITATION WORK AT THE CEDAR RIDGE APARTMENTS (HUNTER MILL DISTRICT)

WHEREAS, the Fairfax County Redevelopment and Housing Authority (FCRHA) owns the Cedar Ridge Apartments in Reston which operates under the Fairfax County Rental Program; and

WHEREAS, extensive planned rehabilitation work is needed on the property and funds are available to complete such work;

NOW THEREFORE BE IT RESOLVED that the FCRHA authorizes the reallocation of funds within Fund 142, Community Development Block Grant, to accomplish this work, as outlined in the item presented to the FCRHA at its meeting on April 21, 2005.

A motion was made by Commissioner Christian, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 24-04. A vote was taken, and the motion carried unanimously.

ADMINISTRATIVE ITEMS Cont'd

2. RESOLUTION NUMBER 26-05

AUTHORIZATION TO ALLOCATE HOUSING TRUST FUNDS AND OBTAIN
PERMANENT FINANCING IN CONNECTION WITH UNITS AT
WESTCOTT RIDGE (SPRINGFIELD DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing
Authority ("FCRHA"):

1. Authorizes, subject to Board of Supervisors approval, the allocation and expenditure of up to \$516,000 from the Housing Trust Fund for the purpose of providing interim and permanent equity in the Westcott Ridge project; such funds may be used to repay advances made against the SunTrust Line of Credit to acquire and hold the units.

2. Authorizes the Chairman, Vice Chairman, Secretary or an Assistant Secretary to negotiate and execute all documents necessary or appropriate to obtain permanent financing from the Virginia Housing Development Authority, or other institutional lender, in an amount up to \$650,000, for a period of up to 30 years, at an interest rate not to exceed 6% per annum, and to place a lien on each unit owned by the FCRHA at Westcott Ridge.

A motion as made by Commissioner McAloon, seconded by Commissioner Lardner, to adopt resolution Number 26-05. A vote was taken by roll call, as follows:

AYE

Conrad Egan
Ronald Christian
Martin Dunn
Charlen Kyle
Elisabeth Lardner
John Litzenberger, Jr.
Albert McAloon
Lee Rau

NAY

ABSTAIN

Joan Sellers

The motion carried, with Commissioner Sellers abstaining.

RESOLUTION NUMBER 27-05

AUTHORIZATION TO ALLOCATE HOUSING TRUST FUNDS AND OBTAIN
PERMANENT FINANCING IN CONNECTION WITH UNITS AT
LAUREL HILL (MOUNT VERNON DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority ("FCRHA"):

1. Authorizes, subject to Board of Supervisors approval, the allocation and expenditure of up to \$425,000 from the Housing Trust Fund for the purpose of providing interim and permanent equity in the Laurel Hill project; such funds may be used to repay advances made against the SunTrust Line of Credit to acquire and hold the units.

2. Authorizes the Chairman, Vice Chairman, Secretary or an Assistant Secretary to negotiate and execute all documents necessary or appropriate to obtain permanent financing from the Virginia Housing Development Authority, or other institutional lender, in an amount up to \$300,000, for a period of up to 30 years, at an interest rate not to exceed 6% per annum, and to place a lien on each unit owned by the FCRHA at Laurel Hill.

A motion was made by Commissioner Lardner, seconded by Commissioner McAloon, to adopt Resolution Number 27-05. A vote was taken by roll call as follows:

AYE

Conrad Egan
Ronald Christian
Martin Dunn
Charlen Kyle
Elisabeth Lardner
John Litzenberger, Jr.
Albert McAloon
Lee Rau

NAY

ABSTAIN

Joan Sellers

The motion carried, with Commissioner Sellers abstaining.

RESOLUTION NUMBER 28-05

AUTHORIZATION TO ALLOCATE HOUSING TRUST FUNDS AND COMMUNITY
DEVELOPMENT BLOCK GRANT FUNDS, AND OBTAIN PERMANENT
FINANCING IN CONNECTION WITH UNITS AT SAINTSBURY PLAZA
(PROVIDENCE DISTRICT)

BE IT RESOLVED that the Fairfax County Redevelopment and Housing Authority ("FCRHA"):

1. Authorizes, subject to Board of Supervisors approval, the allocation and expenditure of up to \$330,000 from the Housing Trust Fund and \$265,000 in Community Development Block Grant funds for the purpose of providing interim and permanent equity in the Saintsbury Plaza project; such funds may be used to repay advances made against the SunTrust Line of Credit and/or to acquire and hold the units.

2. Authorizes the Chairman, Vice Chairman, Secretary or an Assistant Secretary to negotiate and execute all documents necessary or appropriate to obtain permanent financing from the Virginia Housing Development Authority, or other institutional lender, in an amount up to \$350,000, for a period of up to 30 years, at an interest rate not to exceed 6% per annum, and to place a lien on each unit owned by the FCRHA at Saintsbury Plaza.

A motion was made by Commissioner Christian, seconded by Commissioner Dunn, that the FCRHA adopt Resolution Number 28-05. A presentation was made by Louise Milder. After discussion, a vote was taken by roll call, as follows:

AYE

Conrad Egan
Ronald Christian
Martin Dunn
Charlen Kyle
Elisabeth Lardner
John Litzenberger, Jr.
Albert McAloon
Lee Rau

NAY

ABSTAIN

Joan Sellers

The motion carried, with Commissioner Sellers abstaining.

CLOSED SESSION

A motion was made by Commissioner Dunn, seconded by Commissioner McAloon, that the Fairfax County Redevelopment and Housing Authority go into Closed Session for discussion and consideration, pursuant to Virginia Code Section 2.2-3711(A) (3), of the acquisition of real property for a public purpose and the disposition of publicly held real

property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the FCRHA.

A vote was taken; the motion carried, and the FCRHA went into Closed Session at 8:25 p.m.

OPEN MEETING RESUMED

A motion was made by Commissioner Dunn, seconded by Commissioner Sellers, that the members of the Fairfax County Redevelopment and Housing Authority certify that to the best of their knowledge only public business matters lawfully exempted from the open meeting requirements prescribed by the Virginia Freedom of Information Act and only matters identified in the motion to convene Closed Session were heard, discussed or considered by the Fairfax County Redevelopment and Housing Authority during Closed Session.

A vote was taken by roll call as follows:

AYE

NAY

ABSTAIN

Conrad Egan
Ronald Christian
Martin Dunn
Charlen Kyle
Elisabeth Lardner
John Litzenberger, Jr.
Albert McAloon
Lee Rau
Joan Sellers

The motion carried, and Open Meeting resumed 9:15 p.m.

ACTION ITEMS cont'd

11. RESOLUTION NUMBER 29-05

AUTHORIZATION TO NOT CURE AND TO NOT BID/PURCHASE AT THE
FORECLOSURE SALE OF 2953 MAINSTONE DRIVE, FAIRFAX, VA 22031, AN
AFFORDABLE DWELLING UNIT (THE ADU PROPERTY)
IN THE PROVIDENCE DISTRICT

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and
Housing Authority (FCRHA)

1. Shall not take any action to cure the loan default on the ADU Property; and
2. Shall not bid at the foreclosure sale for the purchase of the ADU Property.

A motion was made by Commissioner Christian, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 29-05, as discussed in Closed Session. A vote was taken after discussion, and the motion carried unanimously.

12. RESOLUTION NUMBER 30-05

DENIAL OF REQUEST FOR RELEASE OF MODERATE INCOME DIRECT SALES (MIDS) REPURCHASE RIGHTS AND ALL OTHER RIGHTS HELD BY THE FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY FOR THE MIDS PROPERTY LOCATED AT 12253 FAIRFIELD HOUSE DRIVE, 401C, FAIRFAX, VA 22033 AND AUTHORIZATION TO REPURCHASE SAID UNIT (SPRINGFIELD DISTRICT)

BE RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA) denies the request made in the letter of March 15, 2005, from the property owner for release of the FCRHA's repurchase rights and all its other property rights on the MIDS property located at 12253 Fairfield House Drive, #401C, Fairfax VA 22033 (Tax Map No. 0463 18 0401C). Be it further resolved that the FCRHA authorizes repurchase of the unit under the terms outlined and agreed to by the FCRHA at its meeting of April 21, 2005.

A motion was made by Commissioner Christian, seconded by Commissioner McAloon, that the FCRHA adopt Resolution Number 30-05, as discussed in Closed Session. A vote was taken after discussion, and the motion carried unanimously.

12-A RESOLUTION NUMBER 30-05A

AUTHORIZATION TO NOT CURE THE DEFAULT AND
AUTHORIZATION TO BID/PURCHASE AT THE FORECLOSURE SALE
OF 8709 WALDREN WAY, LORTON, VA 22079,
A MODERATE INCOME DIRECT SALES UNIT IN THE MOUNT VERNON DISTRICT
(THE MIDS PROPERTY)

BE IT HEREBY RESOLVED that the Fairfax County Redevelopment and Housing Authority (FCRHA)

1. (a) Shall not take action to cure the loan default on the MIDS Property:
and
(b) Authorizes bidding at the foreclosure sale for the purchase of the

MIDS Property not to exceed the amount presented by staff in Closed Session; and

2. Authorizes the Chairman, Vice Chairman, or any Assistant Secretary, to negotiate and to execute any and all documents necessary to purchase the Property and resell the Property in accordance with the foreclosure guidelines as presented by staff in Closed Session; and
3. Authorizes drawing upon Fund 143, Moderate Income Direct Sale (MIDS) Resale Project not to exceed the amount presented by staff in Closed Session to cover acquisition and carrying costs to be repaid from the sale of the unit as a First-Time Homebuyer-Direct Sales Unit to a program qualified First-Time Homebuyer.

A motion was made by Commissioner Lardner, seconded by Commissioner Christian, that the FCRHA adopt Resolution Number 30-05A, as discussed in Closed Session. A vote was taken after discussion, and the motion carried unanimously.

INFORMATION ITEMS:

1. Fairfax County Redevelopment and Housing Authority Meeting Summary – March 10, 2005
2. Contracts of \$50,000 or Less
3. Minutes of the Housing Ownership, Management, and Security Committee Meeting – April 12, 2005
4. Minutes of the Revitalization and Redevelopment Committee Meeting – April 12, 2005
5. Minutes of the Planning and Development Committee Meeting – April 13, 2005
6. Minutes of the Finance Committee Meeting – April 13, 2005
7. Monthly Affordable Dwelling Unit (ADU) Tracking Report – *brief discussion*
8. Implementation of Strategic Plan for Rehabilitation of Properties Owned by the Fairfax County Redevelopment and Housing Authority – *brief discussion*
9. Fairfax County Redevelopment and Housing Authority Calendar of Meetings – May and June, 2005 – *Brief discussion on the G-7 Meeting scheduled for June 8.*

BOARD MATTERS – See Attachment #1

ADJOURNMENT

A motion was made by Commissioner McAloon, seconded by Commissioner Kyle, to adjourn the meeting at 9:55 p.m. A vote was taken, and the motion carried unanimously.

(Seal)

Conrad Egan, Chair

Paula C. Sampson, Assistant Secretary